

ORDINANCE NO. 91-02

AN ORDINANCE TO BE KNOWN AS THE HERNANDO COUNTY BUILDING CODE: PROVIDING FOR THE ADOPTION OF THE STANDARD BUILDING CODE, 1988 EDITION; PROVIDING FOR THE SEVERANCE OF PARTS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR VIOLATIONS, REMEDIES, AND PENALTIES; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA.

SECTION 1. ADOPTION OF THE STANDARD BUILDING CODE, 1988 EDITION, AND THE 1989 AND 1990 AMENDMENTS AND APPENDIXES B, C, D, E, F, G, H, I, J, M, P, Q, AND R, AS PROMULGATED BY SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL, INC., PROVIDING FOR MODIFICATIONS TO CHAPTERS 1, 13, 14, 28

There is hereby adopted by the County of Hernando, Florida, for the purpose of establishing and prescribing rules and regulations for the construction, alteration, removal, demolition, moving, improving, repairing of equipment, use and occupancy, location and maintenance of buildings and structures that certain building code known as the Standard Building Code, as recommended by the Southern Building Code Congress International, Inc., a non-profit and non-political servicing organization with its principal offices at Birmingham, Alabama, being particularly the 1988 Edition together with the 1989 and 1990 amendments and Appendixes B, C, D, E, F, G, H, I, J, M, P, Q, and R, thereof. The same are hereby adopted and incorporated herein as fully as if set forth in haec verba and from the date upon which this ordinance shall take effect, the provisions thereof except as otherwise noted herein shall be controlling in the construction, alteration, removal, demolition, moving, improving, repairing of equipment, use and occupancy, location and maintenance of all buildings and structures within the unincorporated areas of the County.

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**SECTION 2. MODIFICATION TO CHAPTER 1 OF THE STANDARD  
BUILDING CODE**

Chapter 1 of the Standard Building Code is hereby modified by amending Subsection 103.2.1 and Subsection 103.8.6 as follows:

**103.2.1 - Requirements**

When required by the Building Official, two or more copies of specifications, and drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for a permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used, as a substitute for specific information. Plans shall include the following: foundation plan, floor plan, front elevation, electrical plan, mechanical layout, and plumbing layout. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

**103.8.6 Required Inspections**

The Building Official upon notification from the permit holder or his agent shall make the following inspections, and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with the technical codes:

**Building**

1. **Foundation Inspection:** To be made after trenches are excavated and forms erected.
2. **Masonry Bond Beam Inspection:** To be made after steel is placed and before concrete is poured.
3. **Frame Inspection:** To be made after the roof, all framing, fire blocking and bracing is in place, all

concealing wiring, all pipes, chimneys, ducts and vents are complete.

4. **Insulation Inspection:** To be made after all insulation is in place and roof covering installed, before wall and ceiling membranes cover work.
5. **Final Inspection:** To be made after the building is completed and ready for occupancy.

#### Electrical

1. **Underground Inspection:** To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. **Roughing-In Inspection:** To be made after the roof, framing, fire blocking and bracing is in place, and prior to the installation of wall or ceiling membranes.
3. **Final Inspection:** To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.

#### Plumbing

1. **Underground Inspection:** To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. **Roughing-In Inspection:** To be made after the roof, framing, fire blocking and bracing is in place and all soil, waste and vent piping is complete, and prior to the installation of wall or ceiling membranes.
3. **Final Inspection:** To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

**NOTE:** See Section 417 of the Standard Plumbing Code for required tests.

#### Mechanical

1. **Underground Inspection:** To be made after trenches or

ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.

2. **Rough-In Inspection:** To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
3. **Final Inspection:** To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

#### Gas

1. **Rough Piping Inspection:** To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
2. **Final Piping Inspection:** To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test of 30 pounds per square inch gauge (30 PSIG).
3. **Final Inspection:** To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes to insure compliance with all the requirements of NFPA 54, 58, and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

### SECTION 3. MODIFICATIONS TO CHAPTER 13 OF THE STANDARD BUILDING CODE

Chapter 13 of the Standard Building Code is hereby modified by adding Subsection 1302.1.8 as follows:

**1302.1.8**

Monolithic slabs or stemwall slabs for single family residences shall be a minimum of 3 1/2 inches thick with 6" x 6" wire mesh or fibrous concrete placed upon approved vapor barrier over termite-treated soil, free of vegetation. Monolithic reinforcement footers shall have a minimum dimension of 12" x 12" with two (2), #5 rebars for reinforcement.

**SECTION 4. MODIFICATION TO CHAPTER 14 OF THE STANDARD BUILDING CODE**

Chapter 14 of the Standard Building Code is hereby modified by adding Subsection 1407.6.3 as follows:

**1407.6.3**

Commercial buildings with cement block walls having a 30 ft. span or less, and with a maximum of 8 ft. in height, must utilize a minimum of a double lintel with one (1), #5 rebar in each lintel and dowels at least every 10 feet with #5 rods from footing to lintel. Spans of more than 30 feet or more than 8 feet in height, must utilize a minimum of an 8" x 16" pour tie-beam with four (4), #5 rebar in the tie-beam and with #2 or #3 stirrups placed 24" on center, or perform to meet the requirements indicated above. The walls shall also be supported with an 8" x 16" poured pilaster with four (4), #5 rebar and #2 or #3 stirrups 24" on center. As an alternative to a poured pilaster, 16" x 16" pilaster blocks with two (2), #5 rebar from footing to lintel may be utilized. The distance between pilasters shall not exceed 16 ft. on center.

**SECTION 5. MODIFICATION TO CHAPTER 28 OF THE STANDARD BUILDING CODE**

Chapter 28 of the Standard Building Code is hereby modified by adding Section 2803 with Subsections 2803.1 through 2803.13 as follows:

## 2803 - LOCAL ALUMINUM CONSTRUCTION

### 2803.1 - Windload Requirements

- (a) Screen walls shall be built to withstand 10 pounds per square foot windload inward and outward to the wall.
- (b) Screen roofs shall be built to withstand 7 pounds per square foot windload upward and downward to the roof.
- (c) Solid walls (including glass) shall withstand 25 pounds per square foot windload inward and 25 pounds per square foot outward.
- (d) Solid aluminum roofs shall withstand 20 pounds per square foot down and 30 pounds per square foot upward to the roof.

### 2803.2 - General Requirements

- (a) Any specified minimum thickness of extruded aluminum is the total thickness of the member including paint or protective coating and is subject to a 10% +/- mill tolerance.
  - 1. Any aluminum coil that is roll formed into a pan configuration and used in roof or wall construction shall be a minimum thickness of .024".
  - 2. Any aluminum coil or roll formed panel used in the construction of a second roof on top of a mobile home shall be a minimum thickness of .024".
  - 3. Any aluminum coil or flat panel used only to protect insulation in an aluminum roof panel assembly shall not be less than .019" thickness.
- (b) Any specified minimum thickness of aluminum coil is the total thickness of the sheet including paint or other protective coating and is subject to a two thousandths (0.002) of an inch mill tolerance.
- (c) Every panel of screen shall be fastened securely in place with vinyl spline so that each panel is fastened at all four sides, at all purlins and chair rails, independent of the next panel.
- (d) All extrusions shall be capped to prevent water intrusion.
- (e) Splices of a member shall be properly overlapped, gusseted, welded or shall fall on a support.



- (f) The minimum pitch (slope) of all open span aluminum pan roofs shall be 1/2" per foot.
- (g) No structure shall cause a restriction of water flow so as to create a water dam.
- (h) The size of any screen panel shall not exceed 9' on any one dimension or exceed 56 square foot total.

2803.3 - Screen Enclosures With Screen Roof

- (a) Engineering designs are based on the use of 18 x 14 mesh screen. Finer mesh screening would require special engineering.
- (b) Span and beam spacing for the various types of beams shall be as determined by good engineering practices.
- (c) Any mating beams shall be fastened together top and bottom. The fasteners shall not be more than 3'- 6" apart, or according to manufacturers specifications.
- (d) Roof purlins shall be placed between beams at least every 7' on center. Purlins shall be either 2" x 2" Hollow or 2" x 2" I-Beam shape with two spline grooves.
- (e) All enclosures shall be designed as to require the end of the beam that joins the screen wall to sit directly on top of the wall upright. The end of the beam shall be notched and joined with gusset plates (minimum .050") on both sides of the beam or other approved rigid fastening. In the event a beam cannot rest on top of a wall upright, the top of the wall section shall be designed with minimum depth, thickness, and width of the beam it supports. All beams fastened to the building shall be according to good engineering practice.
- (f) All wall sections, except short walls that rest on prepared masonry walls, shall have a 2" x 2" horizontal chair and rail from 30"-48" in height above the floor level. Any wall exceeding 9' in height shall require additional 2" x 2" horizontal rail such that no screen panel shall exceed 56 square feet. This also applies where raised areas occur. This chair rail shall be properly secured either

with internal or external U-channel or exterior angles. The thickness of the U-channel or exterior angles shall be a minimum of .050". Two sides of the 2" x 2" horizontal extrusion shall be fastened to prevent twisting. Chair rails fastened on one side only with ears shall not be allowed. Internal screws may be used.

- (g) The minimum height of a roof from the deck to the under side of the structure shall be 6'. A raised roof area shall be installed on any pool with a built in diving board. Minimum height will be 10' above the surface of the diving board. Raised roof area shall extend a minimum of 12' in front of diving board and 6' to each side of the center of the diving board. The minimum height above a sliding board shall be 4' above sliding deck.
- (h) Corner cables shall be used on any wall not directly fastened to the house in order to resist diagonal stresses due to windload. These cables shall extend diagonally from each corner. Tension should be adjusted by the use of turnbuckles. Turnbuckles shall have a locking device to prevent loosening. This steel cable shall be at least 1750 pounds test strength. The bottom of corner cable shall be fastened to the slab with three 1/4" fastening or two 5/16" fastening with 1/8" strap. The top shall be fastened according to good engineering practice.
- (i) In the case of a free-standing structure or one that extends away from the house, and both ends of the beam rest on screen walls, these structures may be secured with galvanized or coated screw type ground anchors 6" diameter, 51" deep and fitted with 3/4" I.D. steel pipe. Angle of repose to be 45 degrees without interior bracing, with interior diagonal bracing the horizontal distance shall be 3" from every foot of vertical distance. This is strapped to the screen roof at a beam end. (Note: The upright beneath this fastening in the wall section must be reinforced with a minimum of .093" thick 2" x 2" column.)

Walls may also be stabilized by setting a 3" x 3" x .125" structural aluminum column or 1 1/2" O.D. steel column in the ground at least 2' deep in poured concrete and properly strapping the top of the wall to the column. The top of the column shall have an aluminum cap to prevent water intrusion. Concrete used shall be a minimum of 2500 P.S.I. All corners shall be strapped to the concrete floor with exterior heavy aluminum straps .125" thick strap, fastened to outside of slab face and the wall upright. Diagonal bracing from the existing structure through or across the roof, or any other approved manner to achieve a rigid unit may be also used.

- (j) All uprights that support beams shall be fastened to the floor by means of angles on both sides with anchor bolts or other approved fasteners.
- (k) The screen roof of an enclosure may be constructed in the configuration of a gable roof or mansard with beams joined at the peak, properly gusseted with short beam section to make a rigid A-Frame or other approved method so as not to exert outward thrust on the wall sections. A given size beam shall be used to span the same area as if it were installed on a conventional flat structure.
- (l) Bonding (grounding) must comply with National Electric Code, 1990 Edition.

2803.4 - Screen and/or Aluminum Framework Under Wood Roofs

- (a) Screen under wood frame roof known as Flat Decks, or Built-up Marble Chip Roof with no more than a 12' span and supporting nothing more than its own dead load, must be supported by columns with a minimum dimension of 2" x 2" x .093" or 2" x 3" x .070", maximum 7' on center.
- (b) End walls that support no load can be constructed of standard screen channel.
- (c) If the construction of a building requires the load-bearing columns on the screen porch to support a header beam that is loaded with some of the house roof trusses, load-bearing

columns along the load-carrying lintel shall be a minimum size of 3" x 3" x .125" thick, maximum 12' on center, or 2" x 3" x .070" thick, maximum 7' on center.

- (d) All aluminum posts under wood beams require castings or cap plates of same thickness as post and to match perimeter size of column.

2803.5 - Screen and/or Aluminum Framework with Aluminum Roofs

- (a) The frame work of these structures shall be constructed of extruded aluminum members with a minimum of .044" wall thickness.
- (b) Bottom plate of screen walls shall be joined to uprights with internal screws, minimum of two 1 1/2" x #10 screws each upright or by other approved method.
- (c) Bottom plate shall be anchored to floor with thunderbolts or other approved anchors at least every 24" on center, with one anchor within 6" of each side of columns.
- (d) Headers of screen walls shall be joined to uprights with internal screws, minimum of two 1 1/2" x #10 screws each upright. In the event that internal screws are not used the post must be fastened to header with a 1/16" x 1" aluminum strap from the post to the header with screws in shear. When pre-built screen walls are installed under an existing metal roof and header, the new wall shall be thru bolted or be strapped with two screws per connection in shear.
- (e) When chair rail or splash panel is used the chair rail shall be properly secured either with internal or external U-channel or exterior angles. The thickness of the U-channel or exterior angles shall be a minimum of .050". Two sides of the 2" x 2" horizontal extrusion shall be fastened to prevent twisting. Chair rails fastened on one side only with ears shall not be allowed. Internal screws may be used.
- (f) The pans shall be made from Aluminum Alloy with a strength equal to or greater than 3003 H-16.

- (g) Aluminum drive cleats when used shall be same alloy and thickness as the pans or thicker, and shall be screwed to each pan at each end.

2803.6 - Glass Room Enclosures

- (a) Under built-up roof the minimum post size shall be a full 2" x 3" x .070", not to exceed 54 1/2" on center or 8' in height.
- (b) Under aluminum roofs on existing screen rooms, if existing 2" x 2" posts are used or the screen room is changed to a glass room, they shall be replaced with a full 2" x 3" x .070", not to exceed 54 1/2" on center or 8' in height.
- (c) All doors to be minimum 1 1/2" prime aluminum doors, with locks and threshold. Door glass, including sliding door enclosures, shall conform to Chapter 27 of the Standard Building Code.
- (d) All glass room enclosures shall comply with requirements of National Electrical Code, 1990 Edition.

2803.7 - Vinyl Windows

- (a) Vinyl windows shall be installed according to manufacturers recommended procedures and shall follow good sound construction and engineering practices.
- (b) Vinyl enclosed rooms shall not require electrical outlets.

2308.8 - Fastenings

- (a) All fastenings, unless specified differently, shall be a maximum of 24" on center.
- (b) All receivers for aluminum pan roofs fastened to fascia boards must be fastened with one #10 x 1 1/2" screw maximum 12" on center.
- (c) All receivers for aluminum pan roofs fastened to masonry walls must be fastened with one 1/4" diameter approved masonry fastener maximum 18" on center.
- (d) Post connections shall be:
  - 1. Post to castings or 1/8" angles minimum of two #10 screws each side or one 1/4" thru bolt.
  - 2. Castings, or 1/8" angles to slab minimum of two 1/4"

diameter anchors per post.

3. Castings or 1/8" angles to wood beam minimum of two 1/4" x 2" lags per post.

- (e) All aluminum pans shall be fastened at all support points (except where rail and pin systems are used) with minimum of three #8 screws with 3/4" washers under each screw, or three #10 self tapping screws with 5/8" integral washer, per 12" of pan.
- (f) All 1" fascia boards supporting any aluminum structure must be fastened to all rafter tails with a minimum of one #10 x 2" screw.
- (g) Concrete anchors must be a minimum of 3/4" into the slab. (Deck coatings do not have required holding ability.)
- (h) Any fastener stripped or not holding must be replaced.
- (i) Bottom plate of screen walls shall be joined to uprights with internal screws, minimum of two 1 1/2" x #10 screws each upright, or by other approved method.
- (j) Bottom plate shall be anchored to floor with thunder-bolts or other approved anchors at least every 24" on center, with one anchor within 6" of each side columns.
- (k) Headers of screen wall shall be joined to uprights with internal screws, minimum of two 1 1/2" x #10 screws each upright. In the event that internal screws are not used the post must be fastened to header with a 1/16" x 1" aluminum strap from the post to the header with screws in shear. When pre-built screen walls are installed under an existing metal roof and header, the new wall shall be thru bolted or be strapped with two screws per connection in shear.

#### 2803.9 - Aluminum Siding

Properly qualified aluminum contractors may contract for installation of aluminum siding. Siding shall be installed in accordance with the manufacturer's recommended procedures and other requirements contained in this code.

#### 2803.10 - Insulation of Aluminum Roofs

When aluminum roofs are insulated from above, this material shall be covered with a suitable product to resist the elements. Any continuous sheathing cover or aluminum skin shall be fastened a minimum of 12" around the perimeter and 24" on center in the field with a minimum of one #8 S.M.S. with 3/4" washer. Individual insulation boards may be slid into pans to accomplish a secure placement or may be glued into the pan with appropriate adhesive.

2803.11 - Utility Rooms Built in Under Aluminum Roofs

Walls of these structures shall be designed to withstand the windload requirement of Section 1205 of the Standard Building Code.

2803.12 - Mobile Home Roof-Overs

- (a) All materials and fasteners to be properly installed according to this Code.
- (b) Any contractor installing beam and roof cover system must provide engineering data.
- (c) Roof materials used for roof overs shall be fastened to the sub-structure on the perimeter and center supports every 4" with a minimum of a #8 S.M.S. with 3/4" washers or a #10 screw with integral washer.
- (d) All vents shall be extended through new roof.
- (e) All gable type roofs with more than 4" dead air space shall be vented.

2803.13 - Foundations and Ground Slabs

- (a) The minimum thickness of concrete floor slabs poured directly on the ground shall be 3 1/2" thick with 6" x 6" wire mesh or fibrous concrete placed upon an approved vapor barrier over termite-treated soil, free of vegetation.
- (b) Concrete slabs used in conjunction with all aluminum framed screen rooms, glass rooms, patio covers, utility sheds, and attached carports with aluminum roofs shall require an 8" x 16" concrete footer with two (2), #5 rebar.
- (c) Maximum height of 4" x 4" x 16" deco blocks used as perimeter wall on raised slabs shall be 32" above grade.

- (d) Footers for raised slabs shall be 12" wide x 6" deep, below grade, and with one(1), #5 rebar continuous. Raised slabs shall be on compacted fill with 6" x 6" x #10 wire mesh and an approved vapor barrier. Concrete shall be a minimum of 3 1/2" thick.
- (e) In the event a ground slab is on fill above grade, a haunch or bell footer shall be on virgin soil around the perimeter.
- (f) Where no concrete slab is to be used for a screen enclosure or patio cover, a 6" wide x 12" deep continuous curbing with one(1), #5 rebar may be used. This curb shall be minimum 6" into virgin soil.
- (g) All free-standing carports shall have posts set in concrete piers minimum 8" square by 24" deep. The post shall have a rod, plate or flange securely attached in such a manner to prevent slippage from the concrete.

**SECTION 6. LOCAL CODE REQUIREMENTS**

**A. Trash Control**

It shall be the responsibility of the building contractor to ensure each job site is sufficiently equipped with a trash container to prevent building materials and trash and debris from blowing around surrounding areas. If a building contractor fails to properly contain the trash on his job sites, the following actions shall be taken by the Building Official:

- |              |   |
|--------------|---|
| 1st Offense: | Red Tag on Job Site                       |
| 2nd Offense: | Letter of Reprimand plus Red Tag          |
| 3rd Offense: | Action by Construction<br>Licensing Board |

**B. Disposal of Building Materials**

It shall be a violation of this Ordinance for any person to bury any type of building material or natural vegetation, excluding grass and sod.

**SECTION 7. SEVERANCE OF PARTS**



Should any section, paragraph, sentence, phrase, clause or other part or provision of this ordinance be declared by any court to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**SECTION 8. REPEALER CLAUSE**

Upon the effective date of this ordinance, those previously enacted ordinances and amendments thereto which regulate the construction activities addressed by this ordinance, namely Hernando County Ordinance No. 87-29 and subsequent amendments thereto, are hereby repealed.

**SECTION 9. VIOLATIONS, REMEDIES, AND PENALTIES**

Any entity violating any provision of this ordinance shall be subject to the penalties provided for herein. The Director or his authorized representative shall issue notice to all entities violating any provision of this ordinance and shall order that such violations cease. Should any entity fail to comply with such notice, or order, the Governing Body or its authorized official may institute appropriate action to bring such entity before a court of law for adjudication. Any entity violating any provision of this ordinance shall, upon conviction, be guilty of a misdemeanor and shall be fined or imprisoned or both fined and imprisoned, in accordance with the provisions of Chapter 125.69 of the Florida Statutes.

**SECTION 10. EFFECTIVE DATE**

This ordinance shall become effective as provided by law.

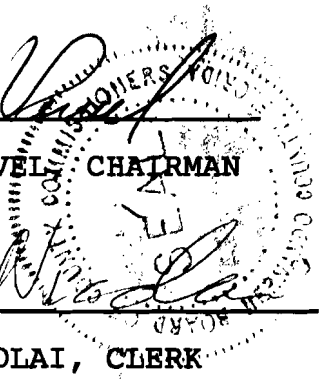
ADOPTED in Regular Session this 29 day of

January, 1991, A.D.

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

By Harold D. Varvel  
HAROLD D. VARVEL, CHAIRMAN

Attest Karen Nicolai  
KAREN NICOLAI, CLERK

A circular seal of the Board of Commissioners of the City of Chicago is partially visible behind the signatures. The seal contains the text "BOARD OF COMMISSIONERS" and "CITY OF CHICAGO".